



Applicant: Manuel E. & Divine Sanchez

Agent:

Location: 3901 Coors Blvd. SW

Property Size: Approximately .15 acres

Existing Zone: A-1

Proposed Request: Special Use Permit for a Specific Use for Auto Repair (Emissions Facility)

Recommendation:

Summary: The applicant is request approval of a Special Use Permit for a Specific Use for auto repair to allow the construction and operation of an auto emissions facility. The site is located in the Developing Urban Area of the Comprehensive Plan and Residential Area 5 of the Southwest Area Plan.

Staff Planner: Adella Gallegos, Associate Program Planner

Attachments:

1. Application
2. Land Use Map
3. Violation Notice dated 1/20/06
4. Site Plan

Bernalillo County Departments and other interested agencies reviewed this application from 2-28-06 to 3/13/06. Agency comments were used in preparation of this report, which being on page ____.

AGENDA ITEM NO.:
County Planning Commission

CSU-60010 Manuel E. & Davine Sanchez request approval of a Special Use Permit for Specific Use for Auto Repair (emission testing) on Tract E, located at 3901 Coors Road SW, on the eastside of Coors approximately 750 feet south of Arenal Road, zoned A-1, containing approximately .16 acres. (M-11)

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding Zoning & Land Uses

Site	Zoning	Land Use
	A-1	Work Shop and concrete slap and framing for construction of air care station
North	A-1	Two residential units, the Arenal Canal, and commercial establishments at the intersection of Arenal and Coors
South	A-1, A Special Use Permit for a Contractors' Yard and M-1	One residence, a contractors' yard and a commercial fencing company
East	A-1	Arenal Canal
West	C-1, Special Use Permit for a Wrecking Yard and A-1	Commercial Estalishbments, Wrecking Yard and partially developed with residential units

BACKGROUND:

The Request

The applicant is requesting approval of a Special Use Permit for a Specific Use for auto repair (emissions facility) located at 3901 Coors Boulevard SW, approximately 800 feet south of the Arenal and Coors Boulevard intersection. The applicant proposes to establish an air care facility that consists an 18 ft. x 21 ft. structure for the operation facility. However, existing on the site is accessory building structure that is used primarily as a workshop.

Request Justification

The applicant maintains that the area has developed into a commercial area supporting a number of business and that the current A-1 zoning is no longer appropriate. He further contends that that it would be in the best interest of the surrounding community to have an Air Care Station in the immediate area providing a convenient location for the residents to have their vehicles tested.

Surrounding Land Use and Zoning

The site is zoned A-1 and is predominately surrounded with a number of existing mixed uses, i.e. residential, commercial and industrial. Coors Boulevard on the West and the Arenal Canal on the east separate the site. To the north of the site, at the southwest and northwest intersection of Arenal and Coors Boulevard, the zoning is C-1 and developed with commercial establishments. Directly north of the site is zoned A-1 with two of the four parcels developed with residential units. The property directly to the south is zoned A-1 (three parcels) and M-1 (approximately 12 acres encompassing 11 parcels). One of the A-1 zoned parcels currently acquired a Special Use Permit for a Contractors Yard (CZ-30036) that was approved by the Board of County Commissioners January 2004. Directly across on the west side of Coors, is zoned C-1 and A-1 with an existing Special Use Permit for a Wrecking Yard-(CZ-71-12 & CZ-92-19) and a number of mixed uses.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Developing Urban Area as delineated in the Albuquerque/Bernalillo County Comprehensive Plan. The principal Goal for the area is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice of housing, transportation, work areas, and life style, which creating a visually pleasing built environment.

Policy a states that “the Developing Urban Area as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.”

Policy d states that “The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social, cultural, or recreational concern.”

Policy e stat that “new growth shall be accommodated through development of areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be assured.”

Policy g states that “Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriated.”

Policy I states that “Employment and services uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.”

Policy j states that “Where new commercial development occurs, it should generally be located in existing commercially zoned area as follows:

- . In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- . In larger area-wide shopping centers located at intersection of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problem do not result.
- . In free-standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k states that “Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.”

Policy I states that “Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate in the Plan area.”

Policy m states that “Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.”

Air Quality

The Goal is to improve air quality to safe guard public health and enhance the quality of life.

Policy g states that “Pollution from particles shall be minimized.

- . Use vegetation, landscaping and other erosion control techniques to minimize dust pollution especially from construction sites.
- . Modify the Development Process Manual to expand requirements for top soil disturbance permits and dust control plans for excavations greater than $\frac{3}{4}$ acre; monitor and strictly enforce the existing regulations regarding airborne particulates.”

Developed Landscape

The Goal is to maintain and improve the natural and developed landscapes' quality.

Policy a states that “The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions.”

Policy d stated that “Landscaping shall be encouraged within public and privated rights of way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.”

Southwest Area Plan

The site is located in Residential Area Five (5) of the Southwest Area Plan.

Policy 26 (g) allows a miimum residential density of six dwelling units per net acre when city sewer services area available.

Policy 5 states “As development occurs in the Plan area, provisions shall be made to ensure erosions is controlled during and after construction. Runoff and erosion control shall be developed thorough soil conservation Service Zones 3 & 4 to protect Zone 5.”

Policy 9 states, “Protect the fragile landforms and air quality in the plan area, new development or major modifications roads and other public facilities shall adapt to existing natural environment, topography, soils, vegetation, geology, and hydrology.

- f. Prohibit excessive cuts and fills that scar the natural landscape and create unstable soil and erosion conditions.

Policy 10 states “To protect the fragile landforms and air quality in the plan area, new development or major modifications to existing roads and other major public facilities shall adapt to the existing natural environment, topography, soils, vegetation, geology, and hydrology.”

Policy 19 states “All development and subdivisions shall be required to limit the level of water runoff generated fro new construction or paving in order to reduce velocity and volume of runoff, and to ensure the viability and capacity of down stream facilities.”

Policy 25 states “The County and City shall stabilize residential zoning and land use in the Plan Area.”

Policy 30 states “Stands for outdoor lighting shall be implemented to ensure that their use does not interfere with the nigh sky environment and unnecessarily illuminated adjacent properties.”

- a. Outdoor light poles within residential areas ahoul not exceed sixteen (16) feet in height above existing grade; when mounted on building or structures, fixtures should not exceed twelve (12) feet from existing grade.
- b. Encourage landscaped areas within lots to break up large expanses of paved area and enhance pedestrian access.
- c. Require all new public and private light fixtures and on premises sign to be designed and operated a cutoff or shielded amiable fixtures.”

Policy 40 states “Encourage the location of newly development neighborhood scale commercial and office use to be within their defined village centers.”

Policy 41 states “Balance economic development and the quality of life for existing communities as well as for newly developed areas.”

Policy 44 states “Promote small scale community commercial centers which foster a market place atmosphere; improve profit for small businesses; provide jobs; and circulate dollars within the Area economy to enhance a community environment and meet retail, recreational and service needs of Area plan residents.”

Policy 45 states “Emphasive job creation and expansion of employment opportunities for residents of the Southwest Area Plan.”

Bernalillo County Zoning Ordinance

Resolution 116-86 defines criteria for evaluating a Zone Map changes and Special Use Permit applications.

The following policies for deciding zone map changes and Special Use Permit applications pursuant to the adopted Bernalillo County Zoning Ordinance.

- A. A proposed land use change must be found to be consistent with the health, safety and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans, which have been adopted by the Board of County Commissioners.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. An error in the original zone map.
 - 2. Changed neighborhood conditions, which justifies a change in land use or
 - 3. That a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the Board of County Commissioners.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.

- G. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- H. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- I. A zone change request, which would give a zone different from the surrounding zoning to a strip of land along a street, is generally called a "strip zoning." Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones, because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- J. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.

Section 18. Special Use Permit Regulations.

- A. By Special Use Permit after receipt of a recommendation from the Bernalillo County Planning Commission, the Board of County Commissioners may authorize the location of uses in any zone in which they are not permitted by other sections of this ordinance; the Bernalillo County Commission may likewise authorize the increase in height of buildings beyond the limits set by previous sections of this ordinance. With such permits, the Bernalillo County Commission may impose such conditions and limitations as it deems necessary:
 - 1. To ensure that the degree of compatibility of property uses which this section is intended to promote and preserve shall be maintained with respect to the special use on the particular site and consideration of existing and potential uses of property within the zone and the general area in which the use is proposed to be located;
 - 2. To ensure that the proper performance standards and conditions are, whenever necessary, imposed upon uses which are, or which reasonably may be expected to become,

obnoxious, dangerous, offensive or injurious to the health, safety, or welfare of the public, or a portion thereof, by reason of the emission of noise, smoke, dust, fumes, vibration, odor, or other harmful or annoying substances;

3. To preserve the utility, integrity and character of the zone in which the use will be located, without adversely affecting adjacent zones; and
4. To ensure that the use will not be or become detrimental to the public interest, health, safety, convenience, or the general welfare.

In certain situations based on unique conditions, and where there is evidence of substantial support from the affected neighborhood residents and/or property owners within 100 feet, a Special Use Permit may be recommended for approval by the Board of county Commissioners for any of the specific uses set forth in Section 12, 13, 14, 15, 16, 17, and 18 of the Bernalillo County Zoning Ordinance. The Special Use Permits may be considered by the County Planning Commission only after it has been determined that the requested zone is inappropriate, and that unique conditions and substantial neighborhood support exist.

Section 18.B.32.a – Specific Use.

- a. (Office/Commercial) In certain situations based on unique conditions the owner may apply for any of the specific uses set forth in Sections 12, 13, 14 or 15 of this Ordinance. The special use for a specific use (office/commercial) may be granted if the owner/applicant proves by clear and convincing evidence that: (1) unique conditions exist that justify the request and (2) there is substantial support from neighborhood residents (or owners of property) within 200 feet of the site for the proposed special use.

Section 19: Landscaping and Buffer Landscaping Regulations:

Where a nonresidential zone which is hereafter developed for a business purpose abuts a residentially zoned property, special buffer landscaping is required to minimize noise, lighting and sight impact of the nonresidential activities in the residential area.

- A. Landscaping and buffer landscaping will be required in all zones for office, commercial, industrial, and multifamily residential uses; R-1, A-1, A-2 and M-H residential uses are exempt.
 1. Sites of one acre or less:
 - a. There shall be a landscaped setback along all streets of no less than ten feet.
 - b. There shall be a landscaped buffer of six feet between single-family residential uses and office, commercial, industrial, and multifamily residential uses.
 - c. Fifteen percent of all paved areas shall be landscaped. The landscaped setback shall contribute toward this requirement.

COUNTY PLANNING COMMISSION

June 1, 2005

CSU-50013

2. Sites one acre and up to five acres. There shall be a landscaped setback along all streets of no less than 15 feet. All other requirements same as 1.b. and 1.c. above.
- B. In a nonresidential zone, a solid wall or a solid fence at least six feet high shall be erected on sides abutting a single family residential use, except for those sides abutting public right-of-way.
- E. Landscaping which dies shall be replaced by the property owner who is obligated to provide it as expeditiously as possible, but in no case longer than 30 days after notification. If the 30-day period falls at a time of the year when planting of landscaping is inadvisable, a waiver may be granted by the Zoning Administrator to allow planting at the earliest possible time. The waiver and date of the planting deadline shall be recorded by the County Zoning Office.
- G. Parking spaces within a parking lot shall be no more than 50 feet from a tree.

ANALYSIS:

Surrounding Land Use and Zoning

The site currently houses an 18 ft. x 21 ft accessory structure fully constructed along with an additional 18 ft. x 21 ft. concrete slab and framing under construction proposed for the auto emissions operation facility being requested. This request came about as a Building Permit violation that revealed that the proper permits were not acquired and that the site was not properly zoned for the use being requested.

The site is zoned A-1 and is predominately surrounded with a number of existing mixed uses, i.e. residential, commercial and industrial. Coors Boulevard on the West and the Arenal Canal on the east separate the site. To the north of the site, at the southwest and northwest intersection of Arenal and Coors Boulevard, the zoning is C-1 and developed with commercial establishments. Also to the north exist four A-1 zoned parcels, with two of the four developed with residential units. The property directly to the south is zoned A-1 (three parcels) and M-1 (approximately 12 acres encompassing 11 parcels). Of the three A-1 zoned parcels, the one directly abutting the site is vacant, the second parcel developed with a residential unit and third parcel recently acquired a Special Use Permit for a Contractors Yard (CZ-30036) that was approved by the Board of County Commissioners January 2004. Directly across on the west side of Coors, is zoned C-1 and A-1 with an existing Special Use Permit for a Wrecking Yard- 8112 & CZ-92-19) and a number of mixed uses.

Plans

Albuquerque/Bernalillo County Comprehensive Plan

The Goal for the developing Urban Area of the Comprehensive Plan calls for the creation of a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas and lifestyles, while creating a visually pleasing built environment. It appears that the proposed request is consistent with intended uses for this area of the Comprehensive Plan that calls for the establishment of higher density residential and community serving commercial land uses.

The request appears to facilitate the Comprehensive Plan and the following associated policies in that the proposed use will be keeping with neighborhood values and is of a neighborhood commercial nature thereby assuring the integrity of the existing neighborhoods. The site is also contiguous to existing urban facilities and services.

Land use Policy a states that the Developing Urban Areas shall allow a full range of urban land uses, resulting in an overall gross density of up to five dwelling units per acre. Further, Policy d establishes that the location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources and resources of other social cultural, or recreational concern.

Land use Policy e calls for new growth to be accommodated through development of areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of the existing neighborhoods can be assured.

Land use Policy I calls for employment and service uses to be located so as to complement residential areas and be sited to minimize adverse effects of noise, lighting, pollution and traffic on residential environments.

Southwest Area Plan

The site is located in Residential Area Five (5) of the Southwest Area Plan, which recommends nine (9) dwelling units per acre in this area of the South Valley.

Although the site is not within a defined village center as called for in the Southwest Area Plan, Policy 40 and 41 calls for the location of newly developing neighborhood scale commercial and office use as well as for balancing economic development and the quality of life for existing communities..

Zoning Ordinance

Resolution 116-86 establishes policies regarding zone change and Special Use Permit request and states that the applicant must demonstrate that the existing zoning is inappropriate because of an error in the zone map, changed conditions in the neighborhood or community which justifies a change in land use or that a different use category is more advantageous to the community as articulated in the Comprehensive Plan or other land use plans as adopted by the Board of County Commissioners.

Changed neighborhoods conditions can justify this request as there appears to exist a significant number of mixed uses, i.e. industrial, commercial and residential, in the area surrounding the site.

Agency Comments

The New Mexico Department of Transportation is recommending that this case be deferred until such time that a determination is made on whether a driveway permit will be approved for this site.

COUNTY PLANNING COMMISSION

June 1, 2005

CSU-50013

Public Works is requiring, in addition to approval of the State driveway permit, that an apron be constructed at the access point along Coors Boulevard. The purpose of this requirement is to limit the deterioration of the road pavement to a specific point. Public Works is also requiring a drainage plan that may include the construction of perimeter walls.

Environmental Health has expressed concern that the site is not currently served by any known water and wastewater system and that compliance with the Bernalillo County Environmental Health Wastewater and Well Ordinances will be required. However, the Coors/Boddy Project that takes in the east side of Coors between Arenal and Blake has just being completed and a final inspection of the project was performed on March 14, 2006. Water and sewer availability to the site will not be accessible until such time that the project is accepted by the County.

Analysis Summary

Zoning	
Resolution 116-86	This request is consistent with Resolution 116-86, in that changed community conditions have occurred that include a number of existing mixed uses ranging from residential to industrial.
	Proposed land use would be more advantageous to the community in that this request would provide a neighborhood scale service to this particular area of the South Valley
	This request is consistent with Resolution 116-86 in that this land use is more advantageous to the community in the proposed request respects existing neighborhood values as articulated in Policy D of the Comprehensive Plan
Plans	
Comprehensive Plan	Consistent with Development and Established Urban designation for mixed uses.
Area Plan	The proposed request could balance economic development and the quality of life for existing communities and would not interfere with the integrity and character of the area.
Other Requirements	
Environmental Health	Compliance with Bernalillo County Environmental Health Wastewater and Well Ordinances.
New Mexico Department of Transportation	Approval of a State driveway permit will be required for access onto NM 45

Conclusion

This area on the east side of Coors Boulevard between Arenal and Blake, separated by the Arenal Canal, consists of a large number of mixed uses ranging from industrial/commercial to a very small number of residential/agricultural uses. A Special Use Permit for the construction of a air care facility seems reasonable given the changed neighborhood conditions that have taken place away from agricultural/residential land use and more towards a trend of industrial and commercial uses surrounding the site and in the general vicinity.

RECOMMENDATION: Approval based on the following Findings and Conditions.

Adella Gallegos,
Associate Program Planner

FINDINGS:

1. This is a request for the approval of a Special Use Permit for a Specific Use for Auto Repair (emission testing) on Tract E, located at 3901 Coors Road SW, containing approximately .16 acres.
2. The property is located in the Developing Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and Residential Area Five (5) of the Southwest Area Plan.
3. This request is consistent with Resolution 116-86 in that changed community conditions have occurred in the immediate area of the site away from the agricultural/residential uses, in favor of non-residential (mixed industrial/commercial) uses.
4. The request is consistent with the health, safety, and general welfare of the residents of the County.
5. The request is consistent with Resolution 116-86 in that the land use is more advantageous to the community in that the proposed request respects existing neighborhood values as articulated in Policy D of the Albuquerque/Bernalillo County Comprehensive Plan
6. The request is consistent with Resolution 116-86 in that the land use will provide a neighborhood scale service to this particular area of the South Valley as articulated in Policies 40 and 41 of the Southwest Area Plan.
7. The Special Use Permit has substantial neighborhood support.

CONDITIONS:

1. Lighting shall be site specific. Shielded or cutoff lighting fixtures shall be provided so that no fugitive light crosses into adjacent lots. On-site lighting shall be shown on the revised site plan. Outdoor light poles shall not exceed sixteen (16) feet in height

COUNTY PLANNING COMMISSION

June 1, 2005

CSU-50013

- above existing grade; when mounted on buildings or structures, fixtures should not exceed twelve (12) feet from existing grade.
2. The applicant shall obtain buildings permits for the existing structure and for the proposed air care service facility from the Zoning, Building, Planning and Environmental Health Department.
 3. The applicant shall comply with Bernalillo County Environmental Health Wastewater and Well Ordinances.
 4. A grading and drainage plan shall be submitted to the Bernalillo County Public Works ??
 5. The applicant shall comply with the Bernalillo County Zoning ordinance for signage and parking requirements (C-1 zoning).
 6. A solid fence at least six feet high shall be erected and a six foot side landscaping buffer on the north side of the site adjacent to the abutting residential property.
 7. In the event of future residential uses are developed on the property adjacent to the site on the south, a solid fence at least six feet high shall be erected and a six foot wide landscaping buffer within 120 days from the date of residential development.
 8. A complete landscaping plan, that includes on street (Coors Blvd.) frontage as well as the sides and rear that abut residential properties. Landscaping to include a solid was?????????????????????nd landscdaping In accordance to Section 19.A.1.a of the Zoning Code, there shall be a landscaped setback on Coors Boulevard of not less than ten feet.
 9. Landscaping adjacent to residential properties and along Coors Boulevard shall consist of a combination of shade and evergreen trees, twenty-five (25) feet on center.
 10. No outdoor speakers or amplified sound systems shall be permitted.
 11. The applicant shall obtain a driveway permit from the New Mexico Department of Transportation regarding access onto Coors Boulevard. A copy of the approved driveway permit shall be submitted to the Public Works Division and the Zoning, Building, Planning and Environmental Health Department.
 12. The applicant shall comply with all applicable Bernalillo County ordinance and regulations.
 13. Well inspection????Env. Health./
 14. Sewer Inspection
 15. The Special Use Permit shall be issued for a period of ten (10) years.
 16. A revised site development plan consistent with the Conditions of approval shall be submitted for review and approval by the Zoning Administrator within two months after final approval by the Board of County Commissioners.
 17. The foregoing Conditions shall become effective immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit, and shall be strictly complied with within one year.

COUNTY PLANNING COMMISSION
June 1, 2005
CSU-50013

BERNALILLO COUNTY DEPARTMENT COMMENTS

Environmental Health:

This property is not served by any known drinking water and wastewater system for the existing building on-site. Must prove drinking water and wastewater systems.

Upon development of the new buildings the following will be required.

1. In the event of automotive repairs occurring on-site, a hazardous materials handling plan will be required.
2. A wastewater system meeting the requirements of the most current Environmental Health Wastewater Ordinance will be required.
3. A drinking water system meeting the requirements of the most current Environmental Health Well Ordinance will be required.

The application shall contain a well log for a well located on the property or the nearest well in accordance with 74-96-(b)(I) of the County Subdivision Ordinance and the applicant did not provide a water analysis from the well in accordance with 74-105(I) of the County Subdivision Ordinance. The water sample shall be sampled at a minimum for the following (Fecal Coliform, TKN, NH₃, NO₃, NO₂, Na, K, Ca, Mg, Cl, HCO₃ and SO₄).

4. City of Albuquerque Air Quality Division permits as required. Provide proof of permits to Bernalillo County Environmental Health.

Fire:

No comments received.

Zoning Department Manager:

There is a violation on the property. A metal shed building was erected without proper permits.

A complete landscape plan must be submitted and shall meet the landscaping regulations. Shall provide landscaping on street (Coors) frontage and side and rear of property abutting residential zone. A solid wall/fence is required surround residential zones.

Off-street parking shall consist of a hard durable bituminous material and meet the handicapped parking requirements.

NOTE: It appears that the ingress/egress from the property is inadequate and can create severe traffic problems onto Coors Blvd. SW.

Building Department Manager:

Corrections listed below must be corrected for approval:

1. A notice of violation was delivered on January 20, 2006 for building without permits. Buildings permits will be required prior to approval of this request.

Public Works:

COUNTY PLANNING COMMISSION

June 1, 2005

CSU-50013

DRAN:

1. This site must conform to the Bernalillo County Code Chapter 38. Storm water drainage from this site must not impact adjacent property.
2. Addition improvements to this site including possible paving and perimeter walls should include a drainage plan.

DRE

A traffic site plan must be submitted and approved prior to construction of the proposed driveway accessing Coors at the south of the property. The proposed entry Coors is approximately 35' south of the current Coors entry. It is unclear whether or not the proposed south driveway is enter only, and if the current north driveway will be exit only.

Parks & Recreation:

No comments received

Sheriff's:

No comments received

COMMENTS FROM OTHER AGENCIES

MRGCOG:

The Long Range Bikeway System identifies this section of Coors Blvd. as having a separate path.

AMAFCA:

No comment.

City Planning Department:

No comments

City Public Works:

Transp. Planning: No comments

Transp. Development: No comments received.

City Transit:

The #158 Coors-Golf Course route operates on Coors Boulevard in the vicinity of this site, and the #54 Bridge-Westgate route turns from Coors onto Arenal less than ¼ mile to the north. No comments

ABCWUA Utility Development Section: No adverse comments

COUNTY PLANNING COMMISSION

June 1, 2005

CSU-50013

City Environmental Health:

No comments received

City Open Space:

No comments received

NM Department of Transportation

It is unknown if the Department will approve the Driveway Permit onto NM 45 (Coors Road) that has been requested by the applicant. The case should be deferred until it is determined if the applicant is able to secure a driveway permit for the NMDOT.

Albuquerque Public School:

No comment received

NEIGHBORHOOD ASSOCIATIONS:

South Valley Coalition of Neighborhoods

South Valley alliance of Neighborhoods

Foothill Estates Neighborhood Association